



Reconnaissance Level Survey For:

*Millard*

Omaha Historic Building Survey 2010



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Omaha Historic Building Survey

2010

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## Executive Summary

### Project Background

The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Alley Poyner Macchietto Architecture P.C. to conduct a reconnaissance level Omaha Historic Buildings Survey (HBS) of the area of Omaha originally known as Millard.

The survey area, Millard, was platted as a separate town in 1873 and straddled the original route of the first transcontinental railroad. Growing slowly over the years, it was annexed by the city of Omaha in 1971. It is bound by "L" street to the north, "Q" Street to the south, Oaks Lane on the east and the West Papillion Creek on the west.

The survey area contains:

- Approximately **0.45 square miles** of area
- Estimated **404 properties**
- Resources in the survey area included
  - Buildings
  - Structures
  - Objects
  - Sites
- Property types in the survey area were mixed
  - **primarily residential and commercial**
  - limited civic, industrial, recreational, educational and commercial
- **0** resources previously surveyed by the Omaha CLG
- **0** resources previously surveyed by NSHS
- **0** resources previously listed on the National Register of Historic Places (NRHP)

### Contents of this Report

The Millard Reconnaissance Level Survey Report documents the process and results of the NeHBS survey of the Millard area of Omaha.

**Chapter 1** summarizes the history of Millard

**Chapter 2** explains the methods and processes used to conduct the field investigation, create the database and analyze the information gathered during this survey

**Chapter 3** presents recommendations for resources to be listed individually or as a group on the National Register of Historic Places and recommendations for future planning efforts

**Chapter 4** explains the Omaha CLG and the NSHS, and their roles in local preservation efforts

**Appendix A** includes a list of resources entered into the HBS database

**Appendix B** provides additional resources for those interested in learning about other preservation efforts and activities



**Appendix C** provides a glossary of terms used in this report

## **Summary of Results**

- **167** resources inventoried
- **8** recommended as potentially eligible on an individual level
  - All at a local level
- **0** proposed historic districts

## **Summary of Recommendations**

- Enhance existing preservation guidelines to better preserve listed resources
- Continue GIS integration and expand accessibility of information to the public
- Broaden survey for mid-century modern resources

## **Acknowledgements**

We are grateful to many people for their assistance during this project. This report could not have been completed without the additional efforts of those members of the public who attended the public meeting and/or offered information during the survey, including Steve Andersen and John von Dohren. We were also assisted by Mike Leonard, Jim Krance, Gail Knapp and Mike Schonlau of the Omaha Planning Department, and Bob Puschendorf, Patrick Haynes and Jessie Nunn of the Nebraska State Historic Preservation Office, Gary Rosenberg of the Douglas County Historical Society, as well as the staff of the Nebraska Historical Archives and the University of Nebraska – Lincoln Love Library.

## **Administration and Funding**

Omaha Historic Building Survey (HBS) projects supported in part by a Certified Local Government (CLG) grant. The Certified Local Government program is administered by the Nebraska State Historic Preservation Office (NeSHPO), a division of the Nebraska State Historical Society (NSHS). This study is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. However, the contents and opinions expressed in this publication do not necessarily reflect the views or policies of the United States Department of the Interior. Regulations strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of federal assistance should write to: Director, Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.



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## Chapter 1: Historic Overview of Millard

### Introduction

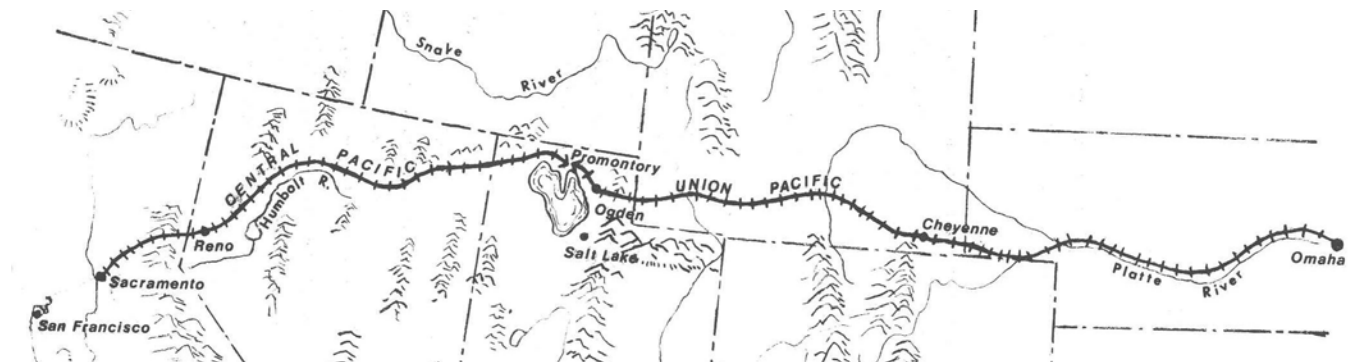
This chapter provides an historic overview of the history of Millard and provides a context which to consider the various types of resources examined in this survey.



### Background – The First Transcontinental Railroad

Like many towns in the Mid-west, Millard's founding was closely tied to the coming of the railroad. Between 1840 and 1890, railroads changed the face of the United States, encouraging westward expansion and settlement, as well as providing fast and regular service to the areas they served. The first transcontinental railroad, the Pacific Railroad, was laid out across the center of the western United States, connecting Council Bluffs, Iowa; Cheyenne, Wyoming; Ogden, Utah; Reno, Nevada and Sacramento, California. Other transcontinental railroads and branch lines soon followed creating a web of transportation that quickly linked our young country.

The eastern half of the Pacific Railroad was constructed by the Union Pacific Rail Road Company. Their railroad crews consisted of men recently demobilized from both sides of the Civil War and looking for work, as well as Irishmen recruited from the larger eastern cities.<sup>1</sup> In 1866, former Union General Grenville Dodge became the chief engineer and former Brigadier General Jack Casement became the construction boss of the Union Pacific's efforts. Together they ran the mission with military precision; creating an assembly line of construction that allowed them to finish an average of 2 miles per day.<sup>2</sup>



**Figure 1:** Route of the Pacific Rail Road (U.S. Department of the Interior; Bureau of Land Management; Utah 2008)

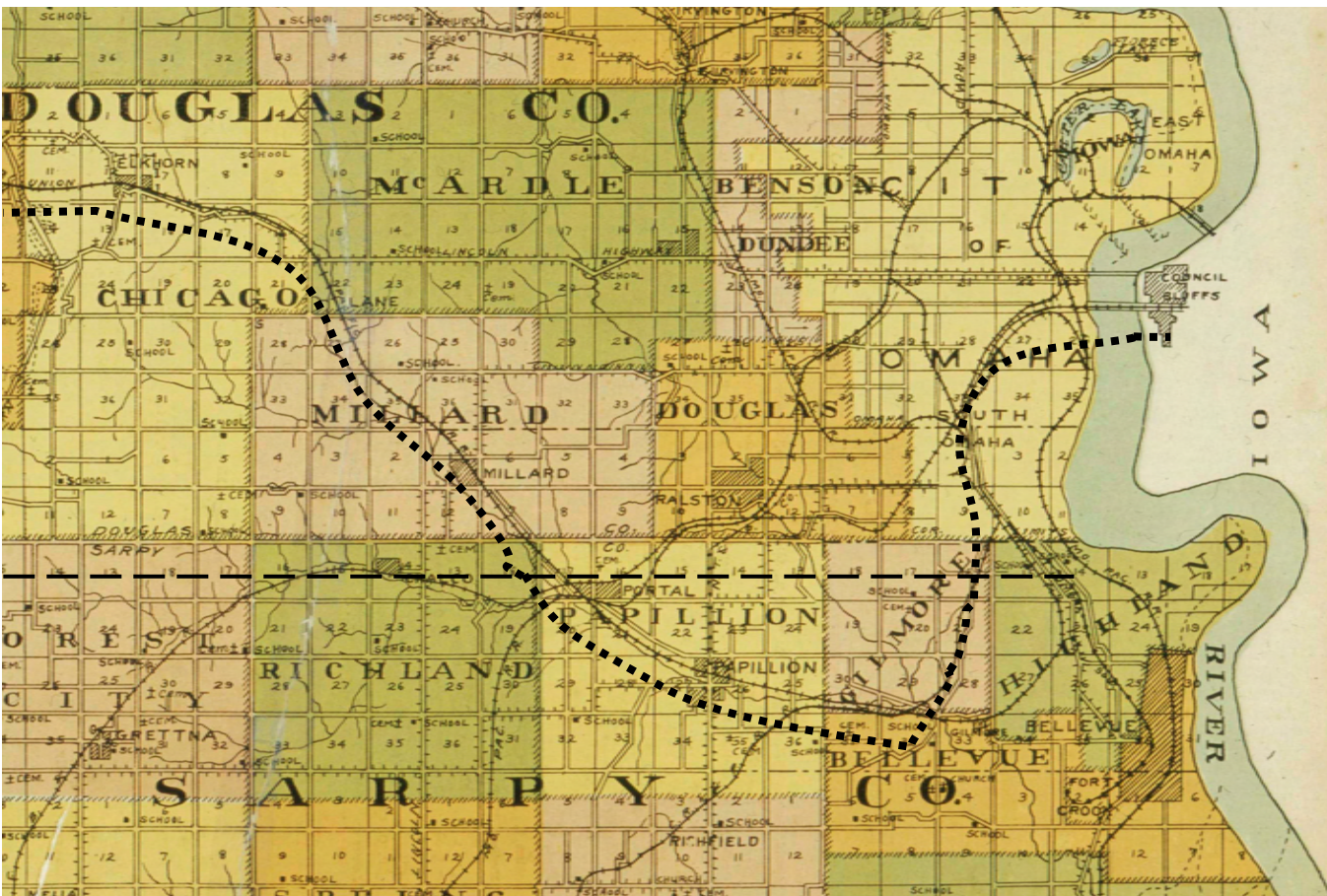
<sup>1</sup> (PBS 1996-2010)

<sup>2</sup> (PBS 1996-2010)

## Millard

The Millard area was first homesteaded by farmers soon after Nebraska was opened for settlement and was sparsely settled until the transcontinental railroad came through the area. The original town site was settled by George F. and Cyrus Stevens in 1855. That year, they were joined by Dr. Harvey Link. Others slowly moved to the area because of the availability of wood for fuel and construction. In the spring of 1856, Peter Glandt and his family homesteaded 2 ½ miles north of Dr. Link. Two years later, these few were joined by Halsey A. Hall, 2 miles to the east of Millard, John Hollenback 1 ½ miles west of Millard, German Adsit, 3 miles northwest of Millard and Henry Kursten 3 miles west.<sup>3</sup> Like most settlers in Douglas County during this period, these settlers were a mix of German immigrants and Americans moving further west.

As the railroad was constructed, it wound down through Douglas County, into Sarpy County, and back up into Douglas County creating an oxbow effect in the railroad line and maximizing the amount of land the government would grant the railroad in this vicinity to fund its construction. After the first 40



**Figure 2:** Enlarged Section of "Topographical Map of Douglas and Sarpy Counties" highlighting the original Pacific Railroad route. Highlighting by APMA 2010, map from (Atlas of Douglas and Sarpy Counties, Nebraska, containing townships of the county; maps of Nebraska, United States and world, farm directory, analysis of U. S. land surveys 1920), page 3

<sup>3</sup> (Andreas 1882) Millard; Andreas 1882; Biographical Sketches, Colfax Precinct lists George Stevens growing up in Winthrop, Maine and living in Ohio before moving to Omaha and then the Millard area. Andreas 1882; Millard lists Dr. Link as originating from New Albany, Indiana. The 1870 Census shows that Peter Glandt and his wife were from Schleswig Holstein.



### EZRA MILLARD

Born in Canada in 1834 Ezra Millard moved to Iowa with his brother Joseph and parents in 1850. There he married Anna Clark Williams, niece of Willard Barrows, a wealthy Davenport Iowa man. Together, the three men formed a land company and moved to Omaha in the summer of 1856.

Using the wealth generated with the land company, Ezra Millard formed Omaha National Bank in 1865. The bank funded many of Omaha's early construction projects; helping to convert the city's skyline from simple wooden structures to multi-story brick edifices. After serving as president of that bank for 18 years, he helped to establish the Commercial National Bank in 1884, which he led as its president until his death in 1886. He also served as Omaha's 12<sup>th</sup> mayor (1869-1871), vice-president of the Union Trust Company and treasurer of the Cable Tramway Company, furthered Omaha's railroad interests, platted Millard, and was one of the organizers of the Omaha Library Association.

Dying in 1886 at 53 years of age, the Omaha Daily Herald proclaimed "unlike many other rich men he was a leader in enterprise, a friend to the struggling, a counselor on questions of great public moment, and a tower of strength to the financial institutions which he called into being." (ODH, Obituary, Aug 24, 1886) A city council resolution called for a cessation of business during his funeral in recognition of his local leadership. His children were Alfred M. (Cashier of U.S. National Bank); Carrie; Mary M. (Mrs. Harold Gifford); Anna M. (Mrs. Herbert N. Rogers); Helen; and Ezra, Jr. (Prospect Hill Society Book)

miles of the railroad were completed from Omaha and west through the area around present day Millard in 1865, talk began of forming a town in the Millard area.<sup>4</sup> In 1871, Ezra Millard bought the land which was to become Millard. Due to the business connections he had forged over the previous six years as the president of Omaha National Bank and other business interests, he was able to quickly agree to terms with the railroad and plat the future town of Millard.<sup>5</sup>

When Millard was platted in 1873, the streets were laid out parallel and perpendicular to the railroad tracks as they angled through the area, rather than orthogonally east-west, like most Midwestern towns. The only residence at that time was that of farmer Henry Kelsey, who later also served as a Justice of the Peace.<sup>6</sup> Numerous lots were sold in the fall and the following spring. The first buildings were erected between 1871 and 1875 and were likely of wood construction. That first year, Kelsey's property was bought by Christian Kaelber, who moved the house and constructed an addition. A year later, Henry Kelsey and Julius Schweder erected new residences. Commercial construction also began immediately and in 1873, the railroad section house and station were constructed, as well as a grain mill.<sup>7</sup> These were followed in 1875 by Henry Karlins residence and the Millard House (a hotel). Additionally, A.R. Kennedy and Hiram Pomeroy opened the first store in town as an extension of their business in Papillion.

<sup>4</sup> (Andreas 1882) Millard

<sup>5</sup> (Andreas 1882) Millard; see also biography of Ezra Millard, included

<sup>6</sup> (Andreas 1882) Millard; Decennial Census 1880

<sup>7</sup> (Andreas 1882) Millard

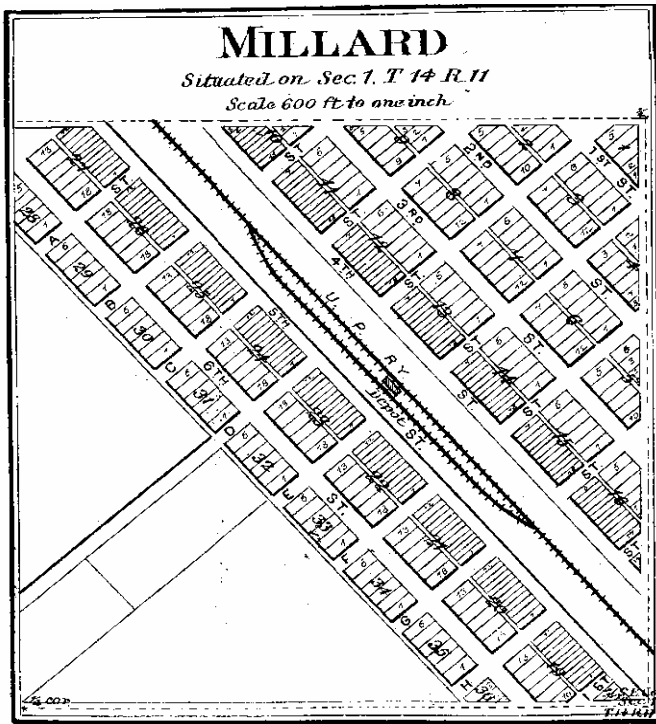


Figure 3: Original plat of Millard as printed in Everts and Kirk 1885, p. 189.

A review of 1880, 1900 and 1920 United States Decennial Census returns illustrates that early Millard as a whole was largely a community of German immigrants and first generation German decedents. This is especially true of prominent local residents whose bibliographies in *Andres' History of the State of Nebraska*, pointed out their German/Prussian decent. Local residents apparently relied on business names and the use of the German language to provide a sense of cultural identity. For example, founded in 1886, the only church in town was the German Lutheran Church which did not hold services in English until 1909, and did not discontinue German language services until 1952.<sup>8</sup> Additionally, the local bank was the German Bank of Millard, which was founded in 1892. There is little evidence beyond such names of any tie to the German ethnic identity. No specifically ethnic architectural styles or construction techniques are in evidence today.

In 1880, the United States Decennial Census recorded 520 residents in the Millard precinct. The town and its surrounding population supported a core of businesses. In 1882 the town had three hotels, two stores, two saloons, two blacksmith shops and a wagon shop. It had no churches, and a single, one-room school house opposite the railroad station. Further out, the town was surrounded by the grain mill, brickyard and a grain elevator.<sup>9</sup>

In 1885, Millard was officially incorporated.<sup>10</sup> Its first official population count in 1890 was 328 and the population hovered around that number until the late 1940s. By 1900 the mix of businesses had changed slightly, but the number had not risen substantially. Millard then contained two grain elevators, a lumber yard, a brick factory, a slaughter house, a hotel, a cigar factory, two general stores, a doctor's office, a meat market, two hardware stores, a drug store, two barber shops, two dance halls, five saloons, St. Paul's Lutheran Church and a public school.<sup>11</sup>

Between 1906 and 1908 Millard enjoyed a short-lived boom as a base camp for graders and railroad men during construction of the lane cutoff, at which time the main line of the Union Pacific Rail Road was routed north of the town, parallel to the present day Interstate 80 route from the Kennedy Freeway to the 480 intersection.<sup>12</sup>

<sup>8</sup> (St. Paul's Lutheran Church n.d.) p. 8.

<sup>9</sup> (Andreas 1882) Millard

<sup>10</sup> (Mayor Anderson 1961)

<sup>11</sup> (Mayor Anderson 1961)

<sup>12</sup> (Mayor Anderson 1961)





**Figure 4:** Partial Copy of 1923 Map of Douglas County; Courtesy of Nebraska Memories

Talk of the coming cut-off appears to have heralded the first of the town's additions. The East Millard plat was recorded in 1903 and included the area from 129<sup>th</sup> Street on the east to and 132<sup>nd</sup> Street on the west, and "L" Street on the north to Weir Street on the south. In 1912, a smaller plat was added to the town, filling out the eastern edge South to "Q" Street.<sup>13</sup> Although the town certainly boomed during the construction, no ensuing permanent settlement ever happened. Instead, over the next 20 years both plats developed a small spill-over of residential housing from the original town site, which was filling by this time.

As the nation's major mode of transportation switched from trains to automobiles, Millard was sustained again by its location, becoming a crossroads for several state and federal highways. Located for a short time along current "Q" Street, Millard's brief association with the Grand Army of the Republic (GAR) Highway was the first to help keep the town alive.<sup>14</sup> Then, in 1927, Nebraska State Highway 50 was established along present day Millard Avenue. This was followed in 1932 by US 275, which was established along "L" Street; and in 1939 by State Highway 92, which was established along "L" Street as well. These routes provided access to the amenities of Omaha as well as regular traffic and customers for the local businesses in addition to the steady business of its own residents. Although none of these highways created a significant boom in Millard and the town maintained a steady population of approximately 300 from the 1920s through the post-World-War II years, a slow and steady addition of small new business and middle class residential buildings appeared dispersed throughout the existing town site.

<sup>13</sup> See **Figure 10**, page 23.

<sup>14</sup> (Millard – A Town to be Proud Of 1982)



**Figure 5:** Lumber Office 1914; Image courtesy of John von Dohren

## Millard Lumber

In 1876, William von Dohren moved to Millard and in 1883 he founded the lumber company which would eventually become Millard Lumber Inc. Located along the Union Pacific railroad tracks at the heart of Millard, the company eventually built a number of buildings to accommodate various facets of the business. In addition to lumber, Millard Lumber also dealt widely in grain, and built an elevator in Millard to accommodate the farmers' needs. Farm implements, coal, and seed were also major parts of the business. (John von Dohren's draft of a History of Millard and Millard Lumber)

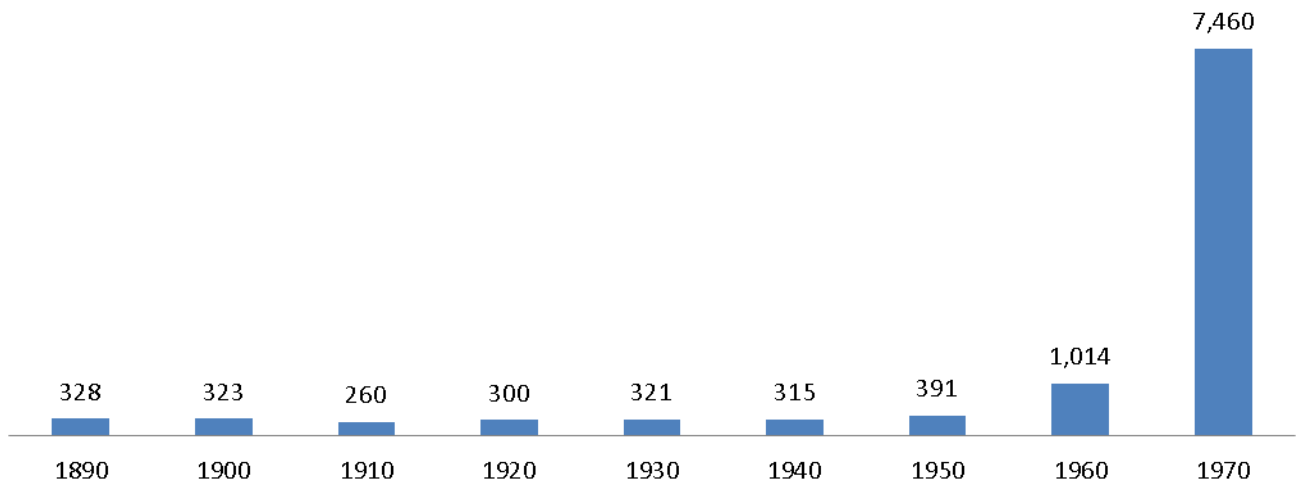
According to early company records lumber sold for approximately \$416 per thousand board feet; coal was \$7.25 per ton; a cultivator went for \$22.50. The lumberyard had the distinction of having the first telephone in Douglas County outside of Omaha, connecting the elevator directly to the Omaha Exchange. The telephone number was 10. (John von Dohren's draft of a History of Millard and Millard Lumber)

In 1903 William von Dohren turned over the reins of the company to his son, William von Dohren Jr. who headed the company for the next 44 years. In the 1930s, William von Dohren Jr. was joined by his son and the two worked together through the 1940s. During good economic times they had one additional employee; during the Depression they were by themselves. When there was extra work, such as a coal car to unload, they would hire temporary help. (John von Dohren's draft of a History of Millard and Millard Lumber)

Implement sales produced the most income for the business. The company sold tractors, plows, and other farm equipment. The elevator and coal sales continued to be important too. The company continued to focus on serving local customers; farmers in to sell their grain; townsmen in to pick up lumber supplies. (John von Dohren's draft of a History of Millard and Millard Lumber)

When George Russell took over the business in 1948, 50% of the business was coal sales, 40% was lumber and 10% grain. Over the years, he transformed the business, letting the coal and grain sales go and concentrating on the lumber sales, supplying materials to homebuilding contractors within a 50 mile radius. By 1976 the company ranked in the top 3% in sales among independent lumber companies in the United States. ("Millard Lumber Grew with Village", OWH Oct 31, 1976)

In the late 1990s, Millard Lumber began contemplating a move to a larger facility. After considering several sites, in late 2008 it moved from its 15 acres site to a 70 acre property several miles to the north of the original town of Millard. (Millard Lumber plans new Site near L, 132nd Streets" OWH May 26 2006) Today the original site stands vacated; its collection of lumber storage buildings, yards and offices standing vacant awaiting their next life.



**Figure 6:** Population of Millard; Chart by APMA 2010; Information from the United States Decennial Census

During the 1950s, 60s and 70s, Omaha was expanding ever outward. Better quality roads, electrical and telephone service led to “leapfrog” growth at the fringe of Omaha.<sup>15</sup> With larger lots, larger homes, the appeal of a more rural setting and the adjacency of urban jobs and shopping opportunities, such fringe development became very popular.<sup>16</sup> The result was a significant population loss from the oldest portions of Omaha and a gain of population just beyond the city limits.<sup>17</sup> In addition to the roads and utilities, high inner-city land costs, land-locked sites and the availability of a work force in fringe developments led to the decentralization of industry in Omaha, including the construction of a new Western Electric campus close to Millard in the late 1950s.<sup>18</sup>

The new desirability of rural and small town living and the advent of the new Western Electric campus in the late 1950s brought residents and jobs to Millard, reinvigorating the local economy. As soon as Western Electric purchased property for a new plant close to Millard in 1956, Millard businessmen began trying to attract the new plant employees to live and spend their money in Millard. Within the first year of the announcement, development began to boom. Early effects included:

- Doubling of real estate prices
- Doubling of housing construction in Millard
- Planning for a shopping center on the Southeast corner of 132rd St and “L”
- Development of a 45-unit trailer park
- Development of a new residential district close to the plant
- Opening of a ready-mix concrete plant
- School enrollment skyrocketed.<sup>19</sup>

<sup>15</sup> (Baltensperger 1985) 233.

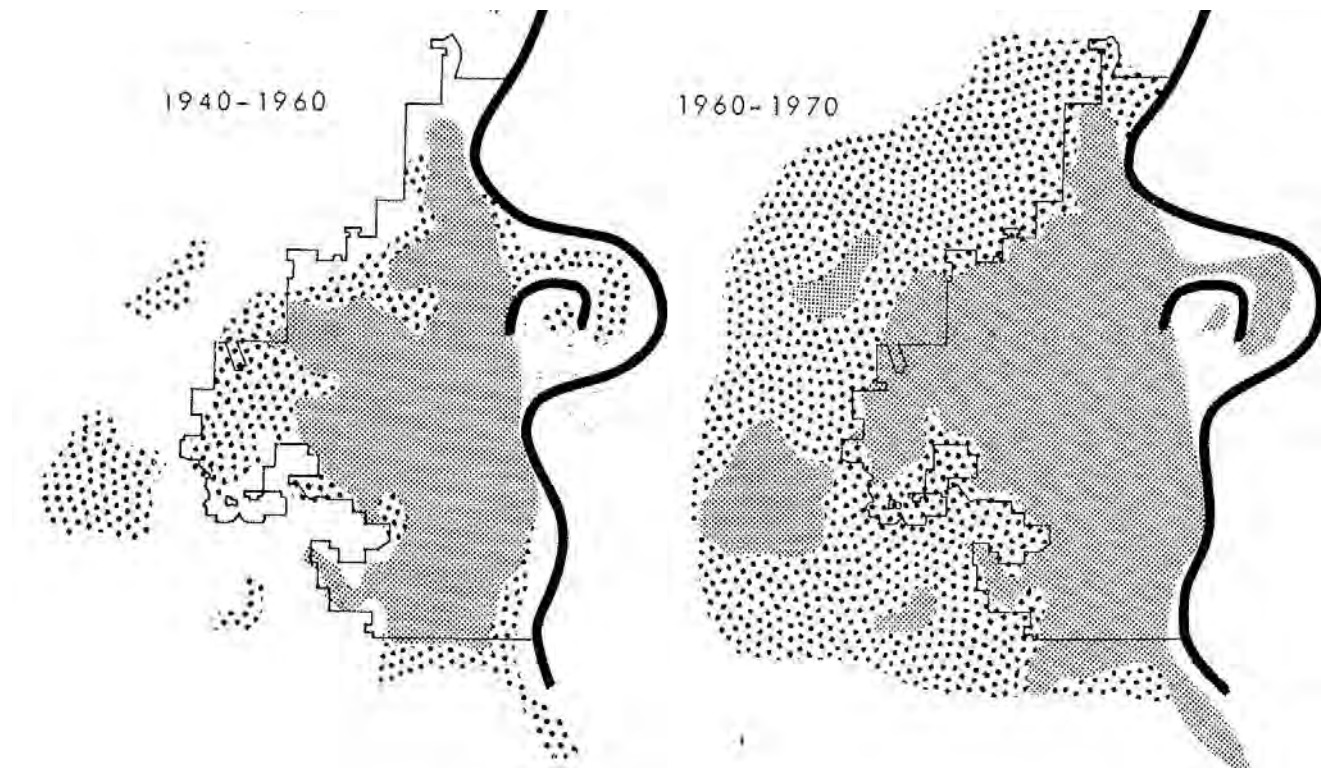
<sup>16</sup> (Baltensperger 1985) 254.

<sup>17</sup> (Baltensperger 1985) 255.

<sup>18</sup> (Baltensperger 1985) 257.

<sup>19</sup> (Panko n.d.)





**Figure 7:** Omaha Population Study illustrating fringe development around Omaha between 1940 and 1970; Reprinted from Omaha Population Study, p. 10.

The next ten years saw the fulfillment of these plans and more and Millard raced to keep up with the influx of new residents. Zoning laws, utilities, taxes, the municipal building and the school system were completely overhauled to accommodate the newly booming economy. The original town site, 1903 plat and 1912 plat were joined by the Oaks plat in 1962 and all were flush with new residential construction. By the late 1960s, Western Electric was the second largest individual employer in the region with an annual pay roll of 30 million dollars and yearly taxes of over one million dollars.<sup>20</sup>

Eying the growing tax base in the area, Omaha voted to annex Millard in 1967. Millard residents however resisted. They wanted to maintain the character of the town they had developed over the years and feared a loss of services as a smaller part of a larger city. After a series of legal challenges, the failure of a bill in the Nebraska Unicameral to allow a vote by the citizens of both cities, and the failure of the courts to accept a petition attempting to bring the issue to a vote, Millard was officially annexed into Omaha in 1971.<sup>21</sup> The last U.S. Census for Millard recorded a population of 7,460 residents in 1970, demonstrating what a flourishing little city had grown from a place many had passed over on their way further west.



<sup>20</sup> (Ivey n.d.)

<sup>21</sup> (Millard – A Town to be Proud Of 1982)

## Chapter 2: Survey Methods and Results

### Introduction

This chapter describes the methods employed to conduct the survey, the means used to analyze the gathered information and the results that emerged following that analysis.

Each year, the Omaha Certified Local Government (CLG) in conjunction with the Nebraska State Historical Society (NSHS) devotes some of its funding to a reconnaissance level survey within a portion of the city of Omaha. The purpose is to identify resources with potential historic and/or architectural significance. Once complete, the end products of the survey are used for planning purposes by the Omaha Planning Department, by the Omaha CLG and by the Nebraska State Historical Society (NSHS). Recommendations identified in these surveys also provide a list of resources potentially eligible to the National Register of Historic Places (NRHP) and/or Omaha's Landmark designation program. Finally, awareness of these resources may lead to their rehabilitation through private development. See Chapter 4 for additional details.

In 2009, the area of Omaha originally known as Millard was selected as one of five areas to be surveyed on a reconnaissance level. This area did not contain any properties previously surveyed by the Omaha CLG, the NSHS, listed on the NRHP, or locally landmarked by the Omaha Landmark's designation program.

### Objective

The objective of this project was to complete a detailed reconnaissance level survey of the area of Omaha originally known as Millard. During this survey, teams of investigators identified historic, architectural and landscape resources within the survey area that met the Nebraska Historic Building Survey (NeHBS) standards. These resources included buildings, structures, objects and sites.

### Survey Area

The survey area, Millard, was platted as a separate town in 1873 and straddled the original route of the first transcontinental railroad. Growing slowly over the years, it was annexed by the city of Omaha in 1971. The survey area contains approximately 0.45 square miles of area and an estimated 404 properties. It is bound by "L" street to the north, "Q" Street to the south, Oaks Lane on the east and the West Papillion Creek on the west. Resources in the survey area included buildings, structures, objects and sites. Property types in the survey area were mixed, being primarily residential and commercial, but also including civic, industrial, recreational, educational and commercial uses.



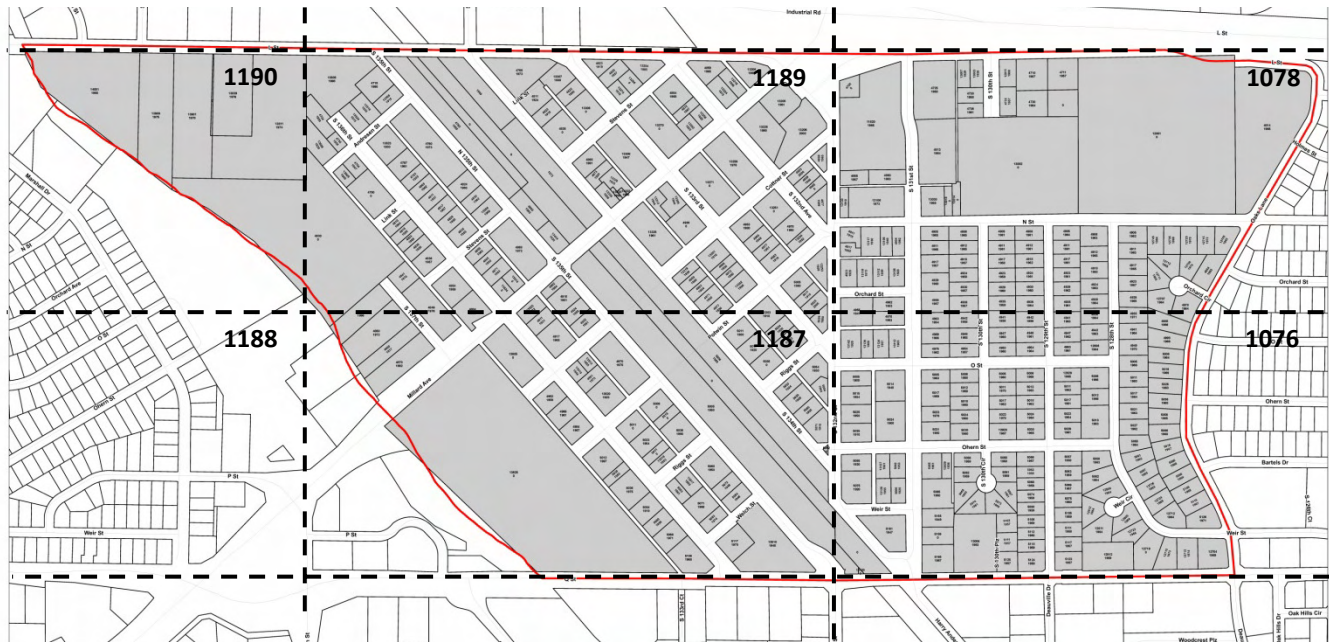


Figure 8: Map of the Millard Survey Area Overlaid with the Omaha-Douglas County HBS Inventory Numbering System; Map by Douglas County Assessor's Office, Overlay by APMA 2010

## Methodology

### Research and Field Work

Alley Poyner Macchietto Architecture P.C. conducted this reconnaissance level survey in accordance with the *Secretary of the Interior's Standards for Archaeology and Historic Preservation* along with *Standards for Identification and Evaluation* and the NeHBS standards. In order to develop an awareness of potentially significant buildings, structures and objects in the survey area and to understand the unique aspects of Millard's history and development, research was begun prior to the commencement of field work. This included visiting and collecting information from local and state resources, such as Love Library and Architecture Library at the University of Nebraska at Lincoln, the Nebraska State Historical Society Library and Archives, the Douglas County Historical Society and the Omaha Public Library. At this time, a detailed bibliography of potential information sources was completed and general notes were taken for reference in the field.

A public meeting was held while field work was underway. Meeting notifications were publicized in neighborhood newsletters explaining the project to the public and encouraging residents to share information about local history and properties associated with historic events or people with the survey team. In addition, field investigators provided contact information to insure those who could not attend the meeting could still share their information with the survey team.

Field work began in March and finished in April of 2010. In the field, teams of investigators traveled each public road in the survey area to ensure a complete inventory. Investigators identified and surveyed properties that met the following criteria:

- A minimum of 40 years old
- Retained their physical integrity
- Situated in their original location

Although the National Register sets 50 years as a minimum age for nominated resources, this survey utilized 40 years as a minimum age criteria. This allows the survey to remain valid for several years into the future. Given the number of years between surveys in the same area, the data needs to remain viable as long as reasonably possible.

A high level of historic integrity gives a resource authenticity by continuing to present the physical characteristics it possessed during its period of historical significance. According to the National Park Service, historic physical integrity is comprised of seven aspects; location, setting, design, workmanship, materials, feeling and association. These aspects are defined as follows:

- **Location** is the place where the historic resource was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a resource.
- **Setting** is the physical environment of a historic resource.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic resource.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a resource's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic resource.

Integrity is affected by changes to the original materials and features, such as the in-fill of windows and the installation of modern replacement siding materials. In some cases however, changes to a resource have been in place long enough to have gained historic integrity. For example, asbestos siding was frequently installed between 1930 and 1970 and in many cases has been in place long enough to be considered historically significant.

Standards of integrity were applied most rigorously to residential buildings due to the number of extant examples available for survey. Likewise, younger resources were held to a higher standard. On commercial properties, alterations to the first floor were expected and buildings were not discounted if the alterations were minor or had gained historic integrity over time. Resources such as manufacturing plants with multiple buildings, structures and objects were surveyed as a single entity in which the primary buildings, structures or objects were required to meet the evaluation criteria listed above. Secondary buildings such as garages and sheds were surveyed only when they added to the feeling and association of the primary building.

### **Biases**

Because a reconnaissance level survey is primarily based on visual observation of the resources from the public right-of-way, those resources obscured by foliage or other obstructions were not able to be surveyed. Furthermore, the visual nature of a reconnaissance level survey gives greater weight to those resources which are architecturally significant or which have a clear and obvious historic significance, such as a city hall or school. Those resources with low physical integrity but high historic significance were included when brought to the attention of the survey team by interested public parties, or when uncovered during research for the historic context of this survey.

## **Inventory Numbering System**

Resources within the survey area that met these standards were entered into a database for future reference. Once within the database, surveyed resources were each assigned a unique inventory number. In Omaha, the inventory number is composed of three sets of digits (xxxx-yyyy-zzz). The first set begins with an abbreviation for the county and a two-digit number for the city. Because all resources in this survey are located in Douglas County (DO) and Omaha (09), the first set of numbers is always DO09. The second set of numbers indicates a subsection of land within the Public Land Survey System of Douglas County, as numbered by the Omaha CLG. The final set of numbers is a unique three digit number for each resource. For example, the NeHBS inventory number for German Bank of Millard is DO09:1189-015. Within this report, inventory numbers are supplied with the name or address of each resource discussed within the text.

## **Post Field Activity**

Information collected in the field by teams of investigators was entered into a database for record keeping and analysis. Inventory numbers were assigned at this time. Database entries for inventoried resources included basic location information, physical features and characteristics as well as identifying information.

Two color digital photos were taken of each resource in the field. Photos were then downloaded and renamed with the newly assigned inventory numbers.

Additionally, several maps were created in order to better understand and analyze the survey area. The first outlined major plats of the survey area. Then for all properties in the survey area, two maps were created. One illustrated properties by façade material and another illustrated properties by construction date.

After the first draft of the database, photographs and maps were completed, the Principal Investigator and the Field Supervisor reviewed all of the collected information. Each database entry was verified and information was added for materials, historic contexts and property types. Photos were reviewed for clarity and their ability to illustrate the features of the resource. The maps were reviewed for accuracy and for density. A dense area might indicate a potential historic district.



## **Analysis**

### **National Register of Historic Places**

Resources were next evaluated for their potential to be listed individually or as contributing to an historic district in the National Register of Historic Places. The National Register of Historic Places is “the official list of the Nation’s historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service’s National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources.” Included in the list are buildings, sites, structures, objects and districts which are at least 50 years old, have sufficient integrity and which are significant under one of four criteria:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

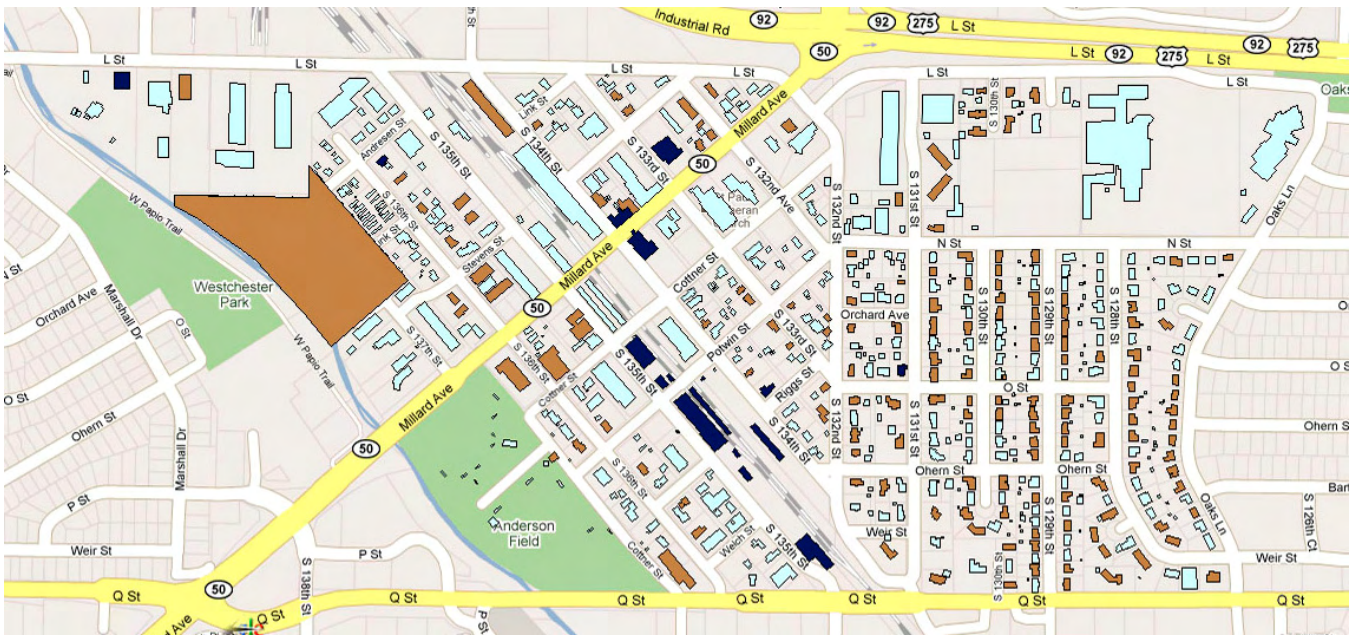
According to the National Park Service, "ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register." However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) A property achieving significance within the past 50 years if it is of exceptional importance.

Resources in this survey were divided into three classifications according to their potential to be listed on the National Register of Historic Places. Resources were marked Not Eligible, More Information Needed, or Eligible – Individually or as contributing to an Historic District.

- **Not Eligible** – Resources in this classification were generally properties surveyed due to their historic merit that did not meet the standards for physical integrity after a final evaluation.
- **Further Information Needed** – The bulk of the resources surveyed were identified as Further Information Needed. They were not clearly individually architecturally or historically significant, or within an area of enough density to be potentially eligible as an historic district. However, they did meet the survey criteria and could be listed if further research reveals a compelling statement of significance. Since this survey is biased towards those resources which can be visually identified as significant, if listed, most buildings in this





**Figure 9:** Survey Results; Resources highlighted in brown (grey) were inventoried as Further Information Needed, those in dark blue (black) were inventoried as individually eligible. (Map by APMA 2010)

category would be listed under Criterion A as associated with broad patterns of history or Criterion B, as associated with the life of a significant individual.

- **Eligible** – Individually or as contributing to a Historic District – These resources were clearly architecturally or historically significant, or within an area of enough density to be potentially eligible as an historic district.

## End Products

The color digital photographs and completed database were copied onto CDs for delivery to the Omaha CLG and the NeSHPO.

Resources entered into the database were input into the Omaha GIS system. A map was then created highlighting resources that were surveyed and that were considered eligible for the NRHP.

Finally, the results of this survey were compiled into this survey report. The report includes additional research undertaken during and after field work to further understand and describe the historic context of the survey area. An historic overview of the study area was developed, concentrating on areas of significance relevant to the broad history of Millard. Highlighted within this study were local resources which were connected to each of the themes discussed. Additionally, the report contains survey results and recommendations and further information as outlined in the executive summary.



## Survey Results

### Inventoried Resources

After review of all resources in the survey area, the 2010 survey of Millard documented 167 resources (41%) as potentially historically significant. This is in line with previous surveys of Omaha, although they vary widely. Resources documented as potentially eligible in the last five reconnaissance level surveys of Omaha have ranged between 4% and 40%. The large percentage of surveyed resources in the current survey is due to the large number of Mid-century resources in the survey area.

### Analysis of Building Construction

Based on information from the county assessor, buildings in the Millard survey area can be divided into four groups according to their period of construction: those associated with the growth of Millard prior to 1900; before Western Electric came to the area in 1956; after the advent of Western Electric; and after Millard's annexation to Omaha in 1971. Surveyed buildings do not evenly represent these periods as shown in **Table 1** below. Many buildings in the period from 1901-1956 had poor integrity and were unable to be included in the inventory. As shown in **Figure 10** below, 46% of the buildings constructed prior to 1956 are located in the original plat of Millard, while 73% of the buildings constructed after 1956 are located in the additions of East Millard and the Oaks. Buildings constructed after 1971 are located throughout the survey area; however, they are less than 40 years old and were therefore too young to be included in this inventory.

Information on the type of construction of buildings in the survey area was only available for approximately 75% of the properties in the survey area. In general, these were the residential properties. Wood frame construction finished in siding accounted for the largest percentage of construction type and finish at 36%. It was closely followed by frame construction with vinyl finish and frame construction with aluminum finish (20% and 10% respectively). All construction and finish types were found throughout the Millard survey area (see **Figure 11**).

	Total Resources In Survey Area	Inventoried
1873-1900	17	10 (59%)
1901-1956	143	37 (26%)
1957-1970	203	120 (59%)
1971-Present	45	0
<b>Total</b>	<b>408</b>	<b>167</b>

**Table 1:** Period of Construction of Properties in the Millard Survey Area





**Figure 10:** Period of Construction of Properties in the Millard Survey Area; Information from the Douglas County Assessor's Office, Map by APMA 2010



**Figure 11:** Known Construction Types and Finishes in the Millard Survey Area; Information and Map from the Douglas County Assessor's Office 2010

## Analysis of Inventoried Resources

Suggestions of Millard's beginnings as a railroad town are evident in its rotated street grid and the wide center isle running southeast to northwest through town. However, new pavement, grading and signage on the street grid system as well as the removal of the railroad tracks from the center isle has left little physical evidence beyond the street pattern itself of the town's connection to the railroad and highway systems. The average visitor passing through would not be able to sense the reason for the town's establishment or continued existence.

Typical of Omaha surveys, residential buildings dominate the inventory. The final inventory includes representatives of all periods of construction and a variety of architectural styles. However, chiefly because of the late boom period caused by Millard Electric and the growing interest in the advantages of small town life, a large portion of residential buildings in the inventory are variations of ranch-style housing.

The small population precluded the construction of a variety of religious, educational and commercial property types. No historic religious resources remain in the survey area. Of the two educational resources in the survey area, the older school building on Millard Avenue retains sufficient integrity to be included in the inventory and is a strong example of a common school house plan form from the first half of the 1900s.

The historic commercial buildings in the survey area reflect the second stage of construction typical in small towns, where masonry buildings began infilling and replacing the original frame buildings in the initial commercial area. No wooden frame commercial buildings remain. A single strip of masonry buildings is extant along Millard Avenue. Generally a single bay wide and one-story high, they hint at the commercial development in Millard during the first part of the twentieth century. A few additional masonry commercial buildings are scattered over the survey area, but did not contain sufficient integrity to convey early commercial activity in Millard. A limited number of commercial buildings were constructed in the mid-century. Most have not retained a sufficient level of integrity for inclusion in the inventory however. Furthermore, despite Millard's popularity and growth during the late 1950s and 1960s, there were no objects such as neon signage within the survey area that would represent this trend.

Less common in other Omaha surveys were the number of structures and industrial buildings in this survey area. The buildings and structures along "L" street and the railroad tracks illustrate the town's two significant business ties. First is the association with the railroads and the lumber business. This tie is still evident. The resources in this area have retained good integrity, although the loss of the railroad tracks diminishes their historic significance. Second is the association with the emerging highway system and the development of industry in suburban areas of Omaha. These resources spill out of the survey area, over "L" street to the north. Many retain a high level of physical integrity, but do not meet the age criteria due to the newness of this phenomenon. A notable omission in the inventory is the bridge over the West Papillion Creek, which was too modern to be included.





## Chapter 3. Recommendations

### Recommendations for Resources to be Listed Individually

During the course of the reconnaissance survey, eight resources were identified as potentially eligible for the National Register of Historic Places (NRHP). These evaluations were based primarily on the resource's physical character and integrity as determined from visual observations. In general, the limited nature of a reconnaissance survey only allows for evaluation based on architectural significance under Criterion C, as described in Chapter 2.

Recommendations made within this reconnaissance survey do not constitute eligibility for inclusion in the NRHP. The property must first be reviewed by the Omaha CLG administrator and the Nebraska State Historic Preservation Office (NeSHPO) before the listing process is formally pursued. See the contacts listed at the back of this book for whom to contact and Chapter 4 for further information on the NRHP.

NEHBS	Name	House #	Street	Historic Context	Property Type
DO09:1076-002	Koch, Herman Residence	13112	"O" St	Settlement of Villages	Single Family Detached House
DO09:1187-011	von Dohren Sr, William Residence	5035	S 134th St	Settlement of Villages	Single Family Detached House
DO09:1187-013	Millard Lumber	5005	S 135th St	Wholesale Commerce	Construction Supply Facilities
DO09:1189-008	Sieck, Johanna Residence	13523	Andresen St	Settlement of Villages	Single Family Detached House
DO09:1189-013	Millard Roadhouse	13325	Millard Ave	Services	Restaurants
DO09:1189-015	German Bank of Millard	13322	Millard Ave	Main Street Banking	Banks and Savings Institutions
DO09:1189-022	Millard Public School	13270	Millard Ave	Rural Education	Grade Schools
DO09:1190-002		14001	"L" St	Industrial-Commerce Enterprise	Warehouses

**Table 2:** Properties Recommended as Individually Eligible to the NRHP





### Residential Resources

There are a limited number of pre-1900 residential buildings that are extant and have retained sufficient integrity to be included in the final inventory. None however, are outstanding examples of a particular architectural style, vernacular form or method of construction. However, due to their age these buildings potentially have a strong connection to Millard's founding residents and are therefore likely candidates for listing to the NRHP individually under Criterion A or B based upon further research.

From the period prior to the coming of Western Electric, 1901-1956, there are several properties that may be individually eligible for listing, including the William von Dohren Sr. Residence (DO09:1187-011), the Herman Koch Residence (DO09:1076-002) and the Johanna Sieck Residence (DO09:1189-008). Each has clear ties to areas of either historic or architectural significance.

There are a significant number of residential structures constructed during the period of expansion for Western Electric. None of these however, nor any of those constructed just beyond the period included in this survey (prior to 1971) are outstanding examples of a particular architectural style, vernacular form or method of construction.



### Commercial Resources

The German Bank of Millard (DO09:1189-015), Millard Roadhouse (DO09:1189-013) and Millard Lumber (DO09:1187-013) sites were identified as eligible for the NRHP, individually under criterion A, due to their local importance to the commercial activity in Millard. The German Bank of Millard (DO09:1189-015) and Millard Roadhouse (DO09:1189-013) are also eligible under criterion C as examples of early nineteenth century commercial architecture found in small towns.



### Educational Resources

The Millard Public School (DO09:1189-022) building is potentially eligible for the NRHP individually under criterion A and C due to its role in education of the residents of Millard and its representation of a vernacular educational school house form type.



### Industrial Resources

Many of the industrial buildings in the northwest corner of the original plat of Millard and across "L" street to the North are coming of age. At this time only one, DO09:1190-002, has sufficient integrity to be considered potentially eligible for listing individually. It would be a stronger candidate however, as a contributing building to a potential historic district.



## **Recommendations for Resources to be Listed as Contributing to an Historic District**

In addition to identifying individual properties that are potentially eligible for the NRHP, the survey evaluated concentrations of historic properties for their cohesiveness as potential historic districts. While the criteria for a property to be included in an historic district are not as stringent as achieving National Register listing individually, the property still must contribute to the overall historic integrity of the district. Such properties are considered contributing properties. Those properties that lack architectural significance and integrity, but are within the boundaries of an historic district are deemed non-contributing. By definition an historic district must contain more contributing than non-contributing properties.

### **Residential Resources**

A review of residential resources revealed an insufficient density of historic resources maintaining adequate integrity in a contiguous area to be considered for a potential historic district. This was a result of some newer construction, and more commonly, the loss of integrity of adjacent buildings creating a checkerboard of integrity throughout the residential areas.

### **Commercial Resources**

There are a few small clusters of commercial resources in this survey area. Most are less than one block long however and do not provide sufficient density for a commercial historic district representing any of the historic contexts described in Chapter 2.

### **Industrial Resources**

Many of the industrial buildings in the northwest corner of the original plat of Millard and across "L" street to the North are coming of age. There is the potential for an industrial historic district in this area in the future. Representing the invigorated local economy as Millard was annexed into Omaha, this area should be resurveyed for integrity when the 50 year test has been met and compared to other industrial area of Omaha which developed at that same time.



## **Preservation Planning and Economic Development Recommendations**

Successful preservation of historic properties always depends upon people willing and able to take the initiative to save those properties. Omaha is fortunate enough to have numerous city employees and residents who possess a love of history and their community. Following are several recommendations to assist their efforts.

### **Expand Existing Preservation Guidelines**

In order to preserve and enhance resources listed on the National Register, Omaha should strongly consider refining their existing historic preservation guidelines. People tend to purchase historic properties because they enjoy the character of these resources. Improving the existing guidelines and broadening their application would be one way to ensure that this character is maintained.

Studies by economists suggest that preservation guidelines work; especially in historic neighborhoods. They ensure neighborhood stability and protect property owners from potential value-reducing actions that other property owners might take. Buildings in historic districts with preservation guidelines have

higher property values than those in similar historic districts without preservation guidelines. Furthermore, preserving and enhancing the character of Omaha's National Register listed properties would enhance their reputations and in turn add to their appeal to both potential home owners and to tourists interested in seeing Omaha's history.

Ideally, preservation guidelines should apply to properties listed individually as well as those listed in historic districts. They should regulate several things. At an individual building level, they should guide changes in exterior appearance. This would include changes to the details that create a building's character, such as siding and windows. They should also address changes to the overall massing and scale of the building. At a community level, they should address massing, scale and the general form of infill buildings.

### **Enhance Access to Information**

The Omaha Planning Department and the Douglas County Assessor's Office have been working together over the past several years to integrate identification of resources listed on the National Register of Historic Places and local Landmarks with their online GIS system, online Assessor's Data and building permit and review process. This has enhanced public awareness of historic resources and helped to ensure that certified historic resources are taken into consideration during construction planning. As the system continues to evolve, this component should continue to evolve with it.

The current GIS system could be augmented with two helpful tools. The first would require integrating information for resources listed as potentially eligible for the NRHP or for local Listing. Making this information searchable would enable developers to better locate and consider potential projects. The second would expand the information included on the web to allow access to copies of the original Nominations and Survey Reports. This would provide new owners and interested local citizens with easy access to the history of the resources in the Omaha area and help to promote public awareness of the history we share.

### **Recommendations for Further Study**

Outside of the Millard survey area are additional Mid-century modern resources that appear to have historic and architectural significance. The Omaha CLG should continue its efforts to survey and inventory these resources. Most are at high risk for loss of integrity as they are not generally seen as historically significant yet.







## Chapter 4: Preservation in Omaha

### Omaha Certified Local Government

The city of Omaha qualified as a Certified Local Government in 1985. The Certified Local Government (CLG) program is a federal program of the National Park Service, administered by the Nebraska State Historic Preservation Office. As a CLG, the city of Omaha promotes preservation at the local level under the administration of the Omaha Urban Planning Division. The Planning Department's Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 7,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS). Survey data is accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

In addition to conducting surveys and studies the CLG encourages preservation education, designates landmarks, and assists the Omaha Landmarks Heritage Preservation Commission.

#### The advantages of Omaha being a CLG include:

- Being eligible to receive matching funds from the NPS Historic Preservation Fund that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for financial incentives to assist with rehabilitation without being listed in the National Register.
- Through the use of their landmark and survey program, the CLG has an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- the CLG has access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, the CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, Omaha's history.

### Omaha Landmarks Heritage Preservation Commission

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance;

regulate work done on designated buildings; and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (LHPC). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman. The Landmarks Heritage Preservation Commission's primary purpose is to:

- To designate, preserve, protect, enhance and perpetuate those structures and districts which reflect significant elements of the city's heritage;
- To foster civic pride in the beauty and accomplishments of the past;
- To stabilize or improve the aesthetic and economic vitality and values of such structures and districts;
- To protect and enhance the city's attraction to tourists and visitors;
- To promote the use of outstanding structures or districts for the education, stimulation and welfare of the people of the city; and
- To promote and encourage continued private ownership and utilization of such buildings and other structures now so owned and used, to the extent that the objectives listed above can be attained under such a policy.

The Omaha Municipal code contains specific requirements and procedures for the Landmarks Heritage Preservation Board. Please visit the online version of the Omaha Municipal Code and see Chapter 24, Article II for the Landmarks Heritage Preservation ordinance.

For more information contact the Preservation Administrator at the Omaha Planning Department.

### **Nebraska State Historic Preservation Office (NeSHPO)**

The NeSHPO administers a wide range of preservation programs that are of benefit to Omaha residents. The duties required of the NeSHPO are set out under the National Historic Preservation Act and include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments as Certified Local Governments under the NPS program.
- Providing guidance and administering the federal tax incentives program for the preservation of historic buildings.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

### **National Register of Historic Places**

One of the goals for conducting surveys is to identify properties that may be eligible for listing in the National Register. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local-, state-, or national-levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly does not mean.

#### The *National Register DOES NOT*:

- Restrict, in any way, a private property owner's ability to alter, manage or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing of an historic district over a majority of property owners' objections.

#### Listing a property on the *National Register DOES*:

- Provide recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

Many properties in Omaha are already listed in the National Register. For a list of National Register properties in Douglas County, go to: <http://www.nebraskahistory.org/histpres/nebraska/index.htm> For more information, contact the National Register Coordinator in Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

## **Federal Historic Rehabilitation Tax Credit Program (FHTC)**

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register Historic District, or a local landmark/historic district that have been certified by the Secretary of the Interior.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. The Standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program does not necessarily require a property to be reconstructed or restored to its original condition, but historically significant materials, features, finishes, and spaces should be retained to the greatest extent possible.

### **The FHTC in Nebraska has been responsible for:**

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

## **Valuation Incentive Program (VIP)**

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. After the project is completed, the assessed valuation of a historic property is frozen for eight years at the value when rehabilitation started, known as the "base" valuation. The taxable valuation then rises to its actual value over a four year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.

- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's "base" assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
- Buildings must be a qualified historic structure and the NeSHPO must receive an application in order for expenditures to qualify. The tax freeze benefits the owners of the historic properties and the community by:
  - Providing a real economic incentive to rehabilitate historic buildings.
  - Increasing the long-term tax base of a community.
  - Helping stabilize older, historic neighborhoods and commercial areas.
  - Encouraging the promotion, recognition, and designation of historic buildings.
  - Allowing participation by local governments that enact approved historic preservation ordinances.

For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

### **Public Outreach and Education**

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spends considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs discussed, call (402) 471-4787 or (800) 833-6747. Additional information is available at the Nebraska State Historical Society web page at [www.nebraskahistory.org](http://www.nebraskahistory.org).



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## Appendix A: Inventory of Surveyed Properties

NEHBS #	Common Name	House #	Street	Historic Context	Property Type
DO09:1078-023	House	12911	"L" St	Settlement of Villages	Single Family Detached House
DO09:1078-022	House	13003	"L" St	Settlement of Villages	Single Family Detached House
DO09:1190-001	Industrial Warehouse	13901	"L" St	Industrial-Commerce Enterprise	Warehouses
DO09:1190-002	First Student	14001	"L" St	Industrial-Commerce Enterprise	Warehouses
DO09:1078-037	House	12705	"N" St	Settlement of Towns	Single Family Detached House
DO09:1078-036	House	12735	"N" St	Settlement of Towns	Single Family Detached House
DO09:1078-035	House	13030	"N" St	Settlement of Towns	Single Family Detached House
DO09:1076-075	House	12829	"O" St	Settlement of Towns	Single Family Detached House
DO09:1076-002	House	13112	"O" St	Settlement of Villages	Single Family Detached House
DO09:1076-001	House	13142	"O" St	Settlement of Villages	Single Family Detached House
DO09:1076-049	Office Building	12704	"Q" St	Roads/Highways	Automobile Sales Showrooms and Lots
DO09:1076-048	House	12812	"Q" St	Settlement of Towns	Single Family Detached House
DO09:1189-008	House	13523	Andresen St	Settlement of Villages	Single Family Detached House
DO09:1187-001	Concession Stand	13625	Cottner St	Local Recreational Areas	Parks and Greens
DO09:1189-025	Sinclair Gas Station	13205	Millard Ave	Roads/Highways	Gas Stations
DO09:1189-024	House	13256	Millard Ave	Settlement of Villages	Single Family Detached House
DO09:1189-023	House	13262	Millard Ave	Settlement of Villages	Single Family Detached House
DO09:1189-022	Millard Public School	13270	Millard Ave	Rural Education	Grade Schools
DO09:1189-014	Commercial Building	13320	Millard Ave	Retail Commerce	Stores
DO09:1189-015	German Bank of Millard	13322	Millard Ave	Main Street Banking	Banks and Savings Institutions

NEHBS #	Common Name	House #	Street	Historic Context	Property Type
DO09:1189-013	Millard Roadhouse	13325	Millard Ave	Services	Restaurants
DO09:1189-016	Piccolo's	13328	Millard Ave	Retail Commerce	Stores
DO09:1187-002	Millard Municipal Bldg	13605	Millard Ave	Local Government	Local Office Building
DO09:1189-009	Midwest Metal Works	4824	N 135th St	Industrial-Commerce Enterprise	Warehouses
DO09:1189-010	J.B. Repair	4830	N 135th St	Roads/Highways	Repair Shops
DO09:1076-074	House	5006	Oaks Lane	Settlement of Towns	Single Family Detached House
DO09:1076-073	House	5016	Oaks Lane	Settlement of Towns	Single Family Detached House
DO09:1076-072	House	5026	Oaks Lane	Settlement of Towns	Single Family Detached House
DO09:1076-071	House	5036	Oaks Lane	Settlement of Towns	Single Family Detached House
DO09:1076-070	House	5056	Oaks Lane	Settlement of Towns	Single Family Detached House
DO09:1076-069	House	5066	Oaks Lane	Settlement of Towns	Single Family Detached House
DO09:1076-068	House	5076	Oaks Lane	Settlement of Towns	Single Family Detached House
DO09:1076-067	House	5086	Oaks Lane	Settlement of Towns	Single Family Detached House
DO09:1076-066	House	5106	Oaks Lane	Settlement of Towns	Single Family Detached House
DO09:1076-020	House	13127	Ohern St	Settlement of Towns	Single Family Detached House
DO09:1078-034	House	12707	Orchard Cir	Settlement of Towns	Single Family Detached House
DO09:1078-004	Barn	13106	Orchard St	Settlement of Villages	Barns
DO09:1189-030	House	13302	Potwin	Settlement of Villages	Single Family Detached House
DO09:1187-004	House	13303	Potwin	Settlement of Villages	Single Family Detached House
DO09:1187-003	House	13520	Potwin	Settlement of Villages	Single Family Detached House
DO09:1187-005	House	13517	Riggs St	Settlement of Villages	Single Family Detached House

NEHBS #	Common Name	House #	Street	Historic Context	Property Type
DO09:1078-033	House	4923	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1078-032	House	4929	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-065	House	4941	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-064	House	4942	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-063	House	4949	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-062	House	5005	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-061	House	5011	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-060	House	5017	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-059	House	5018	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-058	House	5021	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-057	House	5055	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1076-056	House	5056	S 128th St	Settlement of Towns	Single Family Detached House
DO09:1078-031	House	4710	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1078-030	House	4906	S 129th St	Settlement of Villages	Single Family Detached House
DO09:1078-029	House	4923	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1078-028	House	4924	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1078-027	House	4929	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1078-026	House	4930	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1078-025	House	4935	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1078-024	House	4936	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-045	House	4941	S 129th St	Settlement of Towns	Single Family Detached House

NEHBS #	Common Name	House #	Street	Historic Context	Property Type
DO09:1076-044	House	4942	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-043	House	4947	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-042	House	5006	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-041	House	5011	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-040	House	5012	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-039	House	5017	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-038	House	5018	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-037	House	5023	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-036	House	5024	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-035	House	5030	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-034	House	5062	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-033	House	5063	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-032	House	5075	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-031	House	5080	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-030	House	5106	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-029	House	5117	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-028	House	5118	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-027	House	5123-5125	S 129th St	Settlement of Towns	Single Family Detached House
DO09:1076-019	House	5055	S 130th Cir	Settlement of Towns	Single Family Detached House
DO09:1076-018	House	5056	S 130th Cir	Settlement of Towns	Single Family Detached House
DO09:1076-017	House	5067	S 130th Cir	Settlement of Towns	Single Family Detached House

NEHBS #	Common Name	House #	Street	Historic Context	Property Type
DO09:1076-016	House	5068	S 130th Cir	Settlement of Towns	Single Family Detached House
DO09:1076-015	House	5074	S 130th Cir	Settlement of Towns	Single Family Detached House
DO09:1076-047	House	5103	S 130th Plz	Settlement of Towns	Single Family Detached House
DO09:1076-046	House	5125	S 130th Plz	Settlement of Towns	Single Family Detached House
DO09:1078-021	Duplex	4730	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1078-020	Duplex	4735	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1078-019	Duplex	4736	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1078-018	House	4905	S 130th St	Settlement of Villages	Single Family Detached House
DO09:1078-017	House	4906	S 130th St	Settlement of Villages	Single Family Detached House
DO09:1078-016	House	4911	S 130th St	Settlement of Villages	Single Family Detached House
DO09:1078-015	House	4917	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1078-014	House	4918	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1078-013	House	4923	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1078-012	House	4929	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1078-011	House	4936	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1076-026	House	4953	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1076-025	House	4954	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1076-024	House	5005	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1076-023	House	5006	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1076-022	House	5011	S 130th St	Settlement of Towns	Single Family Detached House
DO09:1076-021	House	5012	S 130th St	Settlement of Towns	Single Family Detached House

NEHBS #	Common Name	House #	Street	Historic Context	Property Type
DO09:1078-010	Walnut Hill Apartments	4813	S 131st St	Settlement of Towns	Apartment Complexes
DO09:1078-009	(Apartment Bldg)	4860	S 131st St	Settlement of Towns	Apartment Blocks
DO09:1078-008	House	4911	S 131st St	Settlement of Towns	Single Family Detached House
DO09:1078-007	House	4929	S 131st St	Settlement of Towns	Single Family Detached House
DO09:1078-006	House	4955	S 131st St	Settlement of Towns	Single Family Detached House
DO09:1078-005	House	4962	S 131st St	Settlement of Villages	Single Family Detached House
DO09:1076-014	House	4969	S 131st St	Settlement of Towns	Single Family Detached House
DO09:1076-013	House	4975	S 131st St	Settlement of Towns	Single Family Detached House
DO09:1076-012	House	5005	S 131st St	Settlement of Towns	Single Family Detached House
DO09:1076-011	House	5014	S 131st St	Settlement of Villages	Single Family Detached House
DO09:1076-010	House	5024	S 131st St	Settlement of Villages	Single Family Detached House
DO09:1076-009	House	5065	S 131st St	Settlement of Towns	Single Family Detached House
DO09:1076-008	House	5165	S 131st St	Settlement of Towns	Single Family Detached House
DO09:1189-026	(Apartment Bldg)	4854	S 132nd St	Settlement of Towns	Apartment Blocks
DO09:1189-027	(Apartment Bldg)	4859	S 132nd St	Settlement of Towns	Apartment Blocks
DO09:1189-028	House	4872	S 132nd St	Settlement of Villages	Single Family Detached House
DO09:1078-003	House	4911	S 132nd St	Settlement of Villages	Single Family Detached House
DO09:1078-002	House	4923	S 132nd St	Settlement of Villages	Single Family Detached House
DO09:1078-001	House	4955	S 132nd St	Settlement of Villages	Single Family Detached House
DO09:1187-007	House	5004	S 132nd St	Settlement of Towns	Single Family Detached House
DO09:1076-003	House	5005	S 132nd St	Settlement of Villages	Single Family Detached House

NEHBS #	Common Name	House #	Street	Historic Context	Property Type
DO09:1076-004	House	5025	S 132nd St	Settlement of Villages	Single Family Detached House
DO09:1076-005	House	5035	S 132nd St	Settlement of Villages	Single Family Detached House
DO09:1187-006	House	5054	S 132nd St	Settlement of Villages	Single Family Detached House
DO09:1076-006	House	5055	S 132nd St	Settlement of Villages	Single Family Detached House
DO09:1189-020	House	4829	S 133rd St	Settlement of Towns	Single Family Detached House
DO09:1189-029	House	4972	S 133rd St	Settlement of Villages	Single Family Detached House
DO09:1189-031	House	5005	S 133rd St	Settlement of Villages	Single Family Detached House
DO09:1187-010	House	5024	S 133rd St	Settlement of Villages	Single Family Detached House
DO09:1187-009	Barn	5025	S 133rd St	Settlement of Villages	Barns
DO09:1187-008	Barn	5029	S 133rd St	Settlement of Villages	Barns
DO09:1189-019	Marking Refrigeration Inc	4760	S 134th St	Industrial-Commerce Enterprise	Warehouses
DO09:1189-018	House	4811	S 134th St	Settlement of Villages	Single Family Detached House
DO09:1189-017	Commercial Building	4873	S 134th St	Retail Commerce	Stores
DO09:1189-012	House	4971	S 134th St	Settlement of Villages	Single Family Detached House
DO09:1187-012	House	5017	S 134th St	Settlement of Villages	Single Family Detached House
DO09:1187-011	the Millard Club	5035	S 134th St	Settlement of Villages	Single Family Detached House
DO09:1189-011	Olympia Cycle	4910	S 135th St	Retail Commerce	General Stores
DO09:1187-013	Millard Lumber	5005	S 135th St	Wholesale Commerce	Construction Supply Facilities
DO09:1189-007	Millard Motors	4767	S 136th St	Roads/Highways	Repair Shops
DO09:1189-006	House	4805	S 136th St	Settlement of Towns	Single Family Detached House
DO09:1189-005	House	4829	S 136th St	Settlement of Villages	Single Family Detached House



NEHBS #	Common Name	House #	Street	Historic Context	Property Type
DO09:1189-003	Atlas Auto Body	4859	S 136th St	Roads/Highways	Repair Shops
DO09:1189-002	Millard Athletic Association	4871	S 136th St	Retail Commerce	Stores
DO09:1187-020	Duplex	4872	S 136th St	Settlement of Towns	Doublehouses and Duplexes
DO09:1187-019	Commercial Building	4917	S 136th St	Retail Commerce	Stores
DO09:1187-018	House	4984	S 136th St	Settlement of Towns	Single Family Detached House
DO09:1187-017	House	5023	S 136th St	Settlement of Villages	Single Family Detached House
DO09:1187-016	Planet Earth / Millard Vacuum	5066	S 136th St	Retail Commerce	Stores
DO09:1187-015	Dairy Queen	5071	S 136th St	Services	Drive-Ins
DO09:1187-014	Bernie's Pizza	5106	S 136th St	Retail Commerce	Stores
DO09:1189-004	Duplex	4854-4860	S 136th St	Settlement of Towns	Doublehouses and Duplexes
DO09:1189-001	Sweet Water Creek Trailer Park	4830	S 137th St	Settlement of Towns	Planned Communities
DO09:1189-021	House	13274	Stevens St	Settlement of Villages	Single Family Detached House
DO09:1076-055	House	12811	Weir Cir	Settlement of Towns	Single Family Detached House
DO09:1076-054	House	12812	Weir Cir	Settlement of Towns	Single Family Detached House
DO09:1076-007	House	5161	Weir St	Settlement of Towns	Single Family Detached House
DO09:1076-053	House	12712	Weir St	Settlement of Towns	Single Family Detached House
DO09:1076-052	House	12723	Weir St	Settlement of Towns	Single Family Detached House
DO09:1076-051	House	12724	Weir St	Settlement of Towns	Single Family Detached House
DO09:1076-050	House	12806	Weir St	Settlement of Towns	Single Family Detached House

## Appendix B: Additional Resources

**National Register of Historic Places** is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. See them online at <http://www.nps.gov/nr/index.htm>





## Appendix C: Glossary

**Arcaded Block.** A commercial building form two to three stories tall characterized by tall, evenly spaced, round-arched openings extending across the façade with no bracketing elements at the ends. (Longstreth, 1987) 118.

**Architectural Style.** All buildings have form, but not all buildings have an architectural style. Architectural style describes a formal application of aesthetic and design principals to a building form.

**Art Deco.** (1925-1940) An architectural style characterized by line or angular composition with a vertical emphasis and stylized decoration. Buildings are typically massed in a series of set backs emphasizing the geometric form. Windows with decorative spandrel panels often highlight the vertical composition. Most often finished in cut stone panels, mosaics and terra cotta with aluminum accents. (Blumenson, 1995) 77.

**Art Moderne Style.** (1930-1945). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, flat roofs, smooth wall finish and horizontal massing as well as details in concrete, glass block, aluminum, and stainless steel. (Blumenson, 1995) 79.

**Association.** One of the seven aspects of integrity, association is the direct link between a property and the event or person for which the property is significant. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

**Balloon frame.** A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

**Building.** A building is erected to house activities performed by people. Often designed by an architect.

**Bungalow.** (1890-1940). An architectural style most commonly seen in residential architecture and characterized by overhanging eaves, a modest size, open porches with large piers and low-pitched roofs. Buildings are typically finished in clapboard, but may also be clad in wooden shingles, stucco or brick. Details include exposed structural members and chimneys of rubble, cobblestone or rough-faced brick. (Blumenson, 1995) 71.

**Central Block with Wings.** A commercial building form two to four stories tall with a projecting center section and subordinate flanking units at least half as wide as the center section and often much wider. (Longstreth, 1987) 116.

**Circa, Ca., or c.** At, in, or of approximately, used especially with dates.

**Clapboard.** Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

**Colonial Revival** (1180-1955). An architectural style characterized by a symmetrical form, side gable roofs, dormers and shutters. A pediment supported by pilasters or extended out to form an entry porch creates a key central element. (McAlester, 1992) 321.

**Contemporary** (1950-1980). Popular among architect-designed home built between the 1950s and 1960, the contemporary building type has two distinct subtypes most easily identified by the roof shape. The Contemporary Flat Roof building type was derived from the International Style in regards to its massing and plan arrangement, but differs in its integration with the landscape and use of materials. The Contemporary Gable Roof is more influenced by Craftsman and Prairie styles in regards to its detailing. (See typology, included in the following appendix)

**Contributing** (National Register definition). A building, site, structure, or object that adds to the historic associations, and/or historic architectural qualities for which a resource is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period. These resources are already listed on the National Register, considered active and a record is maintained in the NeHBS inventory.

**Cross-Gable** (1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

**Design.** One of the seven aspects of integrity, design refers to the composition of elements that constitute the form, plan, space, structure, and style of a resource. Changes made to continue the function of the resource during its period of significance may acquire significance in their own right. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

**Dutch Colonial Revival Style** (1900-1940). A residential architectural style characterized by its gambrel roof, symmetrical façade and dormers. A full-width porch may be an extension of the main roof line, or a separate roof. (McAlester, 1992) 322.

**Eligible.** A building, site, structure, or object that alone, or as part of a potential historic district, meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places, but is not yet listed. These resources are considered active and a record is maintained in the NeHBS inventory.

**Enframed Block.** A type of commercial building form two to three stories tall with most of the façade punctuated by columns or pilasters or a treatment suggestive of such classical elements. This main section is bracketed by end bays of equal height. Altogether they form a continuous wall plane. (Longstreth, 1987) 114.

**Enframed Window Wall.** A type of commercial building form commonly one to four stories tall, in which the façade is visually unified by creating a border along the sides and top of a large center section. The border is treated as a single compositional unit. (Longstreth, 1987) 68.

**Evaluation.** Process by which the significance and integrity of a historic resource is judged.

**Extant.** Still standing or existing (as in a building, structure, site, and/or object).

**Facade.** Any single side of a building or structure.

**False-front** (1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

**Feeling.** One of the seven aspects of integrity, feeling is the quality that a historic resource has in evoking the aesthetic or historic sense of a past period of time. (National Register Bulletin, “How to Apply the National Register Criteria for Evaluation”; 1990) 44-45.

**Fenestration.** The arrangement of windows and other exterior openings on a building.

**Form.** All buildings have form. This shape of the exterior massing can be classified by describing the general shape of the floor plan and roof slopes. It is most often used when describing vernacular buildings.

**Front Gable** (1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

**Further Information Needed.** A building, site, structure, or object that may meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places after additional research is completed. These resources are considered active and a record is maintained in the NeHBS inventory.

**Gable.** The vernacular form of a building, generally a house, in which the vertical triangular end of a building from cornice or eaves to ridge.

**Gabled Ell** (1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.

**Gable end.** The triangular end of an exterior wall.

**Gable roof.** A roof type formed by the meeting of two sloping roof surfaces.

**Gambrel roof.** A roof type with two slopes on each side, commonly seen on Dutch Colonial Revival houses and the iconic barn.

**Hipped roof.** A roof type formed by the meeting of four sloping roof surfaces.

**Historic context.** The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

**Integrity.** Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s period of historic significance. Integrity is evaluated through seven aspects; location, design, setting, materials, workmanship, feeling and association. (National Register Bulletin, “How to Apply the National Register Criteria for Evaluation”; 1990) 44-45.

**Inventory.** A database of resources evaluated as eligible and/or potentially eligible for the National Register.

**International.** (1920-1945) An architectural style characterized by flat roofs, smooth, uniform wall surfaces, large expanses of windows and a complete absence of ornamentation. Often seen as an asymmetrical composition placed in a dramatic context, these buildings are finished with a variety of materials. (Blumensen, 1995) 75.

**Italianate Style** (1870-1890). An architectural style commonly used in residences, these square, rectangular, or L-shaped, two to three-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola. Windows are commonly highlighted with elaborated crowns in an inverted "U" shape. (McAlester, 1992) 211.

**Late Gothic Revival Style** (1880-1920). An architectural style commonly used on early skyscrapers and churches and featuring heavy masonry construction. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

**Location.** One of the seven aspects of integrity, location refers to the place where an historic resource was constructed or the place where the historic event took place. Integrity of location refers to whether the property has not been moved or relocated since its construction. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

**Materials.** One of the seven aspects of integrity, these include the physical elements that were combined or deposited in a particular pattern or configuration to form a historic resource. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

**Minimal Traditional** (1930-1950). To meet the demand for economical homes during the 1930s, more simplified housing forms began to emerge. The earliest of these was the Minimal Traditional House. These building types developed from the basic bungalow, vernacular Tudor and cottage forms and were adapted to meet the budgets of developers and home owners. Immediately preceding and following World War II, this building type dominated large tract-housing developments of the period. The Minimal Traditional building type is somewhat a larger version of the 1940s Federal Housing Authority's (FHA) minimum house. (See typology in the following appendix)

**Multiple Property Nomination.** The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

**National Register of Historic Places** (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

**Neo-Classical Style** (1900-1920). An architectural style based primarily on the Greek and roman architectural orders and characterized by a symmetrical facade and usually includes a pediment portico with classical columns. This style is often found on public buildings, where it is finished in smooth stone and set in monumental proportions. (Blumenson, 1995) 69.

**Non-contributing** (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a resource is significant. The resource

was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

**Object.** A simple and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments. Often designed and/or constructed by an artist.

**One-Part Commercial Block.** A type of commercial building form, one story tall with distinct urban design. These buildings should not be confused with free-standing one-story shops. Between 1850 and 1900 in larger urban centers they were often constructed to defray land costs until a larger, more profitable building could be constructed. (Longstreth, 1987) 54-55.

**One-story Cube** (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

**Period of Significance.** Span of time in which a property attained the importance for which it meets the National Register criteria.

**Property type.** A classification for a building, structure, site, or object based on its historic use or function.

**Queen Anne Style** (1880-1900). An architectural style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

**Ranch** (1945-1970). An architectural form that was the dominant house type throughout the country after World War II. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the front facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport. Variations include: Minimal Ranch, Standard Ranch, Massed Ranch, Raised Ranch, Composite Ranch and Inline Ranch.

**Reconnaissance Survey.** The process of evaluating all resources within a delineated boundary.

**Resource.** A building, site, structure, or object.

**Setting.** One of the seven aspects of integrity, setting is the physical environment of a historic resource that illustrates the character of the place. Integrity of setting remains when the surroundings have not been subjected to radical change. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

**Shed roof.** A roof consisting of one inclined plane.

**Side Gable** (1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

**Significance.** Importance of a historic property as defined by the National Register criteria in one or more areas of significance.



**Site.** The location of a prehistoric or historic event.

**Split-level** (1955-1975). An architectural style commonly used on residences. Although the building type was developed during the 1930s, it did not see a large demand until the 1950s. The multi-story form served as an alternative to the one-story Ranch house. The split level provided a larger house and addressed a family's need for three types of living space: service areas, living areas and sleeping areas. This manifested in three levels of interior space created by a two-story wing intercepted at mid-height by another wing. (See typology in the following appendix)

**Structure.** Practical constructions not used to shelter human activities; i.e. grain elevators and bridges. Often designed by an engineer.

**Temple Front.** A type of form where the façade is derived from Greek and Roman temples and treated as one compositional unit. It was commonly used for banks, public, institutional and religious buildings. (Longstreth, 1987) 100.

**Three-Part Vertical Block.** A type of commercial building form similar to the two-part commercial block; these buildings are generally five stories or taller and divided into three distinct zones that are carefully related to one another. The top and bottom zones are generally one-to three stories tall and more ornately decorated than the larger center zone. (Longstreth, 1987) 93.

**Tudor Revival Style** (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

**Two-Part Commercial Block.** The most common type of commercial building form; these buildings are generally two-four stories tall and divided into two distinct zones often having little visual relationship. (Longstreth, 1987) 24.

**Two-Part Vertical Block.** A type of commercial building form similar to the two-part commercial block; these buildings are generally five stories or taller and divided into two distinct zones that are carefully related to one another. (Longstreth, 1987) 82.

**Vernacular.** A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

**Vault.** A type of commercial building form similar to the enframed window wall; these buildings are generally two to three stories tall and are characterized by facades with a large, tall and comparatively narrow center opening. Other façade penetrations are small, if they exist. (Longstreth, 1987) 109.

**Workmanship.** One of the seven aspects of integrity, workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.